

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S St. Charles Avenue, 160
ft. S of c/l of East Drive * ZONING COMMISSIONER
1005 St. Charles Avenue
13th Election District * OF BALTIMORE COUNTY
1st Councilmanic District
William F. Kerchner * Case No. 96-431-A
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 1005 St. Charles Avenue in the Ridgewood subdivision of Baltimore County. The Petition is filed by William F. Kerchner, property owner. Variance relief is requested from Section 415.A.1 of the Baltimore County Zoning Regulations (BCZR) to allow storage of two recreational vehicles in lieu of the permitted one. The subject property and requested relief is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was William F. Kerchner, property owner/Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the Petitioner has owned the subject property and resided thereon for many years. The property is rectangular in shape, approximately 60 ft. wide and 130 ft. deep. The site is .188 acres in area, zoned D.R. 5.5. The property is improved with an existing two story framed dwelling which fronts St. Charles Avenue. The site also contains a concrete driveway and a free standing garage to the rear.

Mr. Kerchner testified that he and his son each have a small sailboat, which they use for recreational purposes. One sailboat is approximately 16 ft. in length, the other 17 ft. in length. He testified that the sailboats, masts, sails, motors and related equipment are of such size

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

and dimension so that same cannot be stored in the garage. Thus, he requests variance approval to store these boats on the subject property. He indicated that such approval is requested so that the boats will not be subject to vandalism and damage and do not have to be stored on a public street. He also indicated that the boats are kept in the water during much of the Summer and will be covered with a tarpaulin or other covering during the Winter. The boats are maintained on trailers to facilitate travel between the property and the water and are registered with the State Department of Natural Resources.

Although the property was apparently the subject of a zoning violation case, there were no Protestants at the hearing. Moreover, none of the reviewing agencies which offered Zoning Plans Advisory Committee comments noted any objection to the variance.

Based upon the testimony and evidence offered, all of which is uncontradicted, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has complied with the provisions of Section 307 of the BCZR. This section regulates the grant of variances in Baltimore County and requires that the Petitioner demonstrate that a practical difficulty would be suffered if relief were denied. Moreover, the Petitioner must show that relief can be granted without detriment to the surrounding properties. I find that the Petitioner has satisfied this burden.

Notwithstanding the grant of this relief, however, same will be conditioned. Specifically, I will limit the relief granted to only those two sailboats identified in the Petition. That is, the sailboats presently owned by the Petitioner are 16 and 17 ft. in length, respectively, and the variance is only for those boats. If, for any reason, the Petitioner acquires different water craft, which might be larger for example, the

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Date


1/31/97
M. G. Gosh

relief granted herein cannot be exercised to allow storage of larger boats on the property. In that case, the Petitioner would be required to resubmit a Petition for Variance.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of January, 1997 that a variance from Section 415.A.1 of the Baltimore County Zoning Regulations (BCZR) to allow storage of two recreational vehicles, in lieu of the permitted one, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired.
2. Relief granted herein applies only to the two sailboats (16 and 17 ft. in length, respectively) identified in the Petition and described by the Petitioner at the hearing of this case. In the event either of these water craft are sold or replaced, the relief granted herein is forfeited.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING

Date

By

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Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

January 30, 1997

Mr. William F. Kerchner
1005 St. Charles Avenue
Baltimore, Maryland 21229

RE: Case No. 96-431-A
Petition for Zoning Variance
Property: 1005 St. Charles Avenue

Dear Mr. Kerchner:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

MICROFILMED





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

1005 St Charles Ave, Baltimore MD 21229

96-431-A

which is presently zoned D.R.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 415A, to allow storage of 2 recreational vehicles in lieu of the permitted 1. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

I want to store 2 small (16' & 17") sailboats on trailers in rear yard when not in use. I have owned the boats for several years. BCZR Sec 415A allows for storage of only one. Storing one on the property and one on the street attached to a vehicle will:

1. Subject boat to vandalism and damage.
 2. Require unloading masts, sails, outboard motor, anchors and other gear after each use to protect them from theft.
 3. Take up 3 parking space on the neighborhood streets.
 4. Make snow removal and street cleaning more difficult.
- Boats are registered with the State DNR and trailers are licensed.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

William F. Kerchner

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City State Zipcode
Name, Address and phone number of representative to be contacted.

William F. Kerchner

Name 1005 St. Charles Ave.
Baltimore MD 21229

410 247 4759

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

428

ZONING DESCRIPTION

96-431-A

ZONING DESCRIPTION FOR 1005 ST. CHARLES AVE., BALTIMORE MD, 21229.

Beginning at a point on the north side of St Charles Ave. which is 40' wide at the distance of 160' south of the centerline of the nearest improved intersecting street, East Dr., which is 40' wide. Being lots 72,73, pt 71, 74, Block 3 in the subdivision of Ridgewood as recorded in Plat Book #7, Folio 69, containing 7800 square feet. Also known as 1005 St. Charles Ave. and located in the 13 Election District, 1 Councilmanic District.

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

96-431-7

District 13th Date of Posting 5/29/96

Posted for: Vandoro

Petitioner: Wm. F. Kerschner

Location of property: 1005 St. Charles Ave

Location of Sign: Facing roadway on property being Zoned

Remarks: _____

Posted by M. J. [Signature] Date of return: 5/31/96

Signature

Number of Signs: 1

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NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-431-A
(Item 428)
1005 St. Charles Avenue
N/S St. Charles Avenue, 160' S
of of East Drive
13th Election District
1st Councilmatic
Legal Owner(s):
William E. Kertchner
Variance: to allow two recreational vehicles in lieu of the permitted one.
Hearing: Monday, June 10, 1996 at 10:30 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped / Accessible for special accommodations. Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3351.

5/24/2 May 16 052598

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 17, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 16, 1996.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

RECORDED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 015051

DATE 31 MAR 95 ACCOUNT R-001-6150

② item 428 CAP AMOUNT \$ 85.00

RECEIVED FROM: WM K. Kachner

FOR: B.V. 1005 S. Charles Ave

MICROFILMED

RECEIVED BY: [Signature]
DATE: 04/07/95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

96-431



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.

- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 428 Petitioner: William F. Kerchner

Location: 1005 St Charles Ave., Baltimore, MD, 21229

PLEASE FORWARD ADVERTISING BILL TO:

NAME: William F. Kerchner

ADDRESS: 1005 St Charles Ave, Baltimore, MD, 21229

PHONE NUMBER: (410) 247 4759 Home: (202) 231 2864 Work

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Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____ see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____
plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____

See Page 2 per m

 North
Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District:

Councilmanic District:

1"=200' scale map#:

Zoning:

Lot size: _____ acreage _____ square feet

public private
SEWER: ☐ ☐ ☐ ☐
WATER: ☐ ☐ ☐ ☐
Chesapeake Bay Critical Area: ☐ ☐ ☐ ☐
Prior Zoning Hearings: ☐ ☐ ☐ ☐

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

North

date: _____
prepared by: _____

Scale of Drawing: 1"= _____

TO: PUTUXENT PUBLISHING COMPANY
May 16, 1996 Issue - Jeffersonian

Please forward billing to:

William F. Kerchner
1005 St. Charles Avenue
Baltimore, MD 21229
247-4759

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-431-A (Item 428)
1005 St. Charles Avenue
N/S St. Charles Avenue, 160' S of c/l of East Drive
13th Election District - 1st Councilmanic
Legal Owner(s): William F. Kerchner

Variance to allow two recreational vehicles in lieu of the permitted one.

HEARING: MONDAY, JUNE 10, 1996 at 10:30 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

ENCLOSURE





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 13, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-431-A (Item 428)
1005 St. Charles Avenue
N/S St. Charles Avenue, 160' S of c/l of East Drive
13th Election District - 1st Councilmanic
Legal Owner(s): William F. Kerchner

Variance to allow two recreational vehicles in lieu of the permitted one.

HEARING: MONDAY, JUNE 10, 1996 at 10:30 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: William F. Kerchner

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 5, 1996

Mr. William F. Kerchner
1005 St. Charles Avenue
Baltimore, MD 21229

RE: Item No.: 428
Case No.: 96-431-A
Petitioner: William Kerchner

Dear Mr. Kerchner:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 1, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 6-4-96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 13/1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 423 432
424 433
425 434
426 435
428 436
429
430
431

Seeley

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

INTEROFFICE CORRESPONDENCE

Date. May 20, 1996

SUBJECT: Zoning Advisory Committee Meeting
for May 20, 1996
Item Nos. 423, 425, 426, 428, 429,
430, 434, 436

cc: File

PROPERTY PAGE

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 05/16/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 13, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 423, 424, 425, 426, 428,
429, 430, 431, 432, 433, 435 AND 436.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

5-10-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 428 (CAM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: May 9, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. Nos. 423, 425, 426, 428, 431, 434, 435, and 436

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Dan L. Kern

PK/JL

PETITION PROBLEMS

#423 --- JRF

1. No telephone number for legal owner.
2. No hardship or practical difficulty on petition form.
3. Notary section is incomplete.

#426 --- JLL

1. Who signed for attorney? Need authorization for person signing for attorney.
2. No review information on bottom of petition form.
3. Need better description.

#428 --- CAM

1. No wording (just section number) on petition form for variance.
2. Address and telephone number for legal owner not in proper place on petition form.

#429 --- JLL

1. Only one legal owner signed petition form. Need other signatures or authorization for this person to sign for all.

#431 --- CAM

1. No review information on bottom of petition form.

#433 --- JRA

1. No wording or section number of petition form for variance.
2. Folder says zoning is "B.M. & M.R."; petition says zoning is "M.R." - which is correct??
3. Checks and receipt still in folder - never cashed.

#435 --- JJS

1. Need title of person signing for legal owner. Need authorization for person signing for legal owner.



Code

Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Larry E. Schmidt
Zoning Commissioner

DATE: May 10, 1996

FROM: James H. Thompson - DJP
Code Enforcement Supervisor

96-431

SUBJECT: ITEM NO.: 428
PETITIONER: William F. Kerchner and Cynthia Y. Kerchner

VIOLATION CASE NO.: C-96-2305
CITATION NO.: 96-201

LOCATION OF VIOLATION: 1005 St. Charles Avenue
Baltimore, Maryland 21227
13th Election District

DEFENDANTS: William F. Kerchner and Kerchner
Tenants By Entireties
1005 St. Charles Avenue
Baltimore, Maryland 21227

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/DJP/hek

Citation

96-201

ENCLOSURE

RE: PETITION FOR VARIANCE
1005 St. Charles Avenue, N/S St. Charles
Avenue, 160' S of c/l of East Drive
13th Election District, 1st Councilmanic
William F. Kerchner
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-431-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to William F. Kerchner, 1005 St. Charles Avenue, Baltimore, MD 21229, Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

Plat to

PROPERTY

Subdivision name

Plat book # 7

OWNER: W/



North

date: _____
prepared by _____

MICROFILM

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

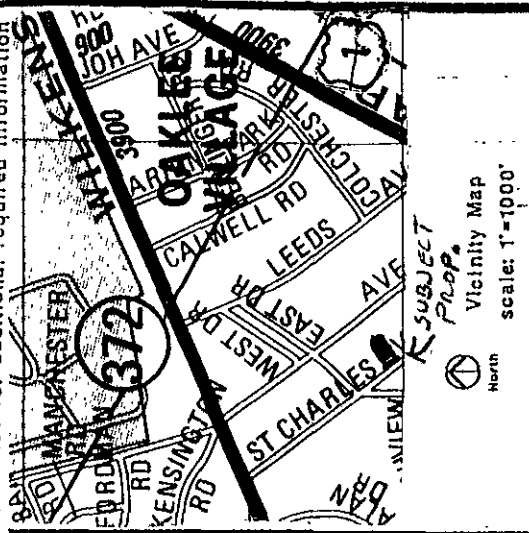
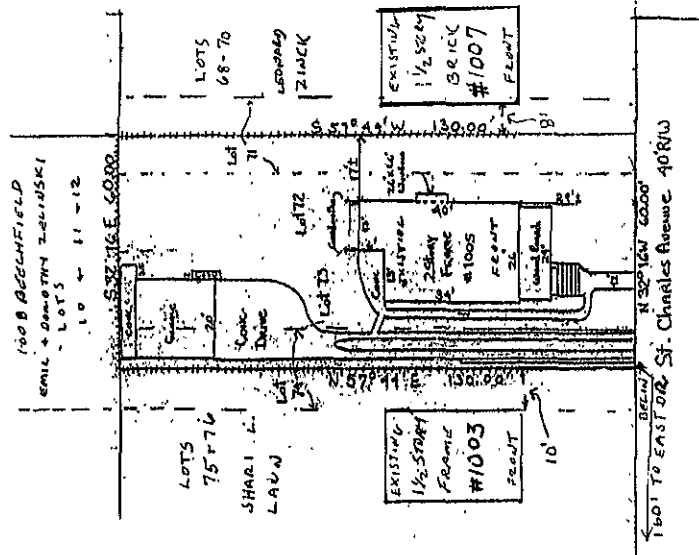
PROPERTY ADDRESS: 1005 ST. CHARLES AVE 21224 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: RIDGEWOOD

plat book # 7 folio # 69 lot # 223 section # 1

OWNER: WILLIAM F & CYNTHIA KERCHNER

96-431-A



LOCATION INFORMATION

Election District: 13
Councilmanic District: 1

1"=200' scale map #: SW 3 D

Zoning: O.R.-5.5

Lot size: 18 acreage 7800 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐ YES ☒ NO
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

428



North

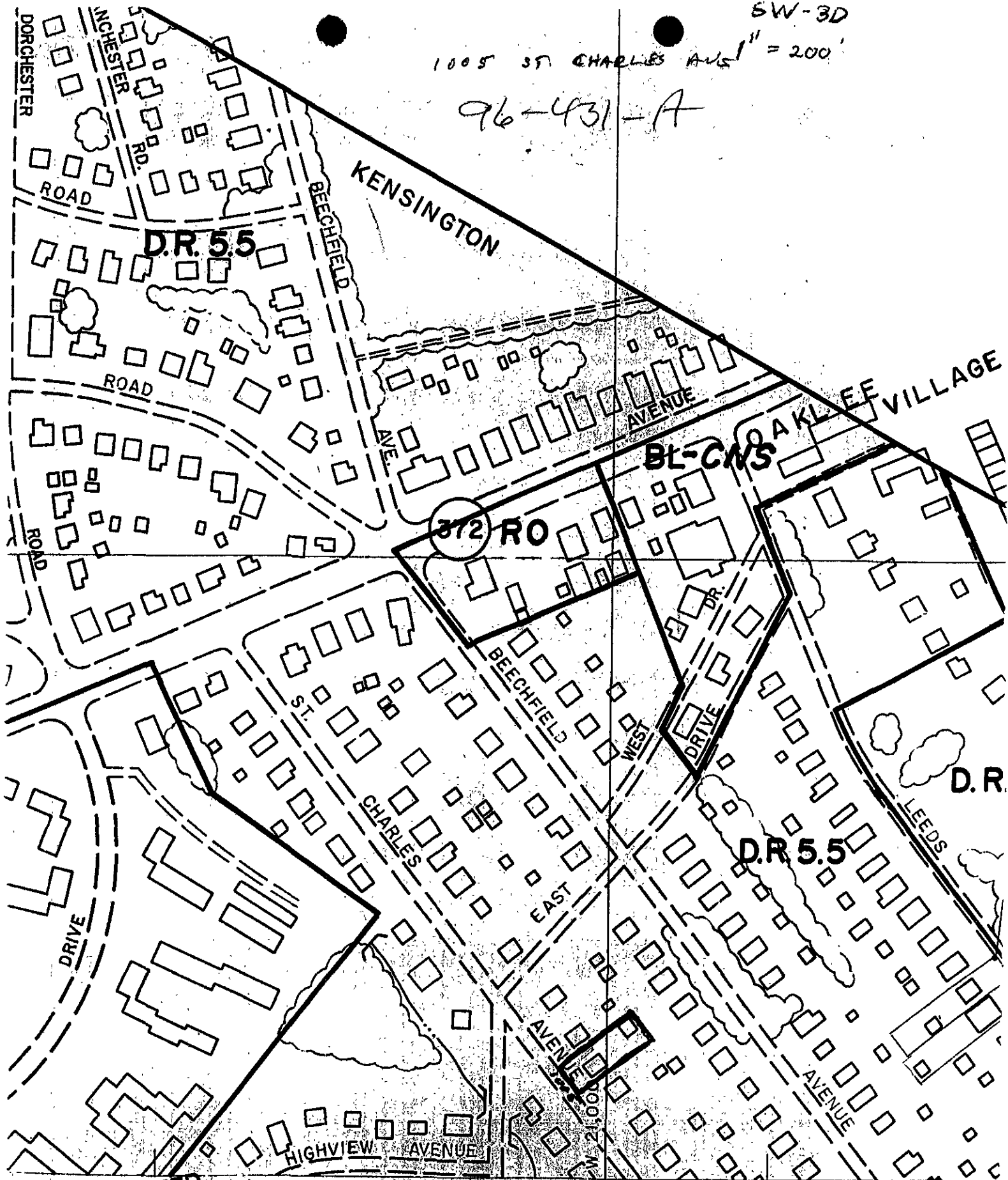
date: _____ prepared by: W.F. KERCHNER Scale of Drawing: 1"= 50'

MICROFILMED

SW-3D

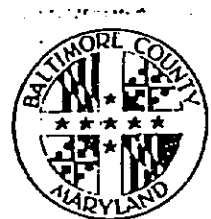
1005 ST CHARLES AVE 1" = 200'

96-431-A



MICROFILMED
428

(SHEET SW-4-D)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 428 Petitioner: William F. Kerchner

Location: 1005 St Charles Ave., Baltimore, MD, 21229

PLEASE FORWARD ADVERTISING BILL TO:

NAME: William F. Kerchner

ADDRESS: 1005 St Charles Ave, Baltimore, MD, 21229

PHONE NUMBER: (410) 247 4759 Home: (202) 231 2864 Work

Printed with Soybean Ink
on Recycled Paper

12

TO: FUTURIST PUBLISHING COMPANY
May 16, 1996 Issue - Jeffersonian

Please forward billing to:

William F. Kerchner
1005 St. Charles Avenue
Baltimore, MD 21229
247-4759

NOTICE OF HEARING

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Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

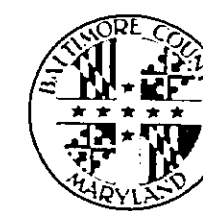
CASE NUMBER: 96-431-A (Item 428)
1005 St. Charles Avenue
N/S St. Charles Avenue, 160' S of E/I of East Drive
13th Election District - 1st Councilmanic
Legal Owner(s): William F. Kerchner

Variance to allow two recreational vehicles in lieu of the permitted one.

HEARING: MONDAY, JUNE 10, 1996 at 10:30 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3393.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 13, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-431-A (Item 428)
1005 St. Charles Avenue
N/S St. Charles Avenue, 160' S of E/I of East Drive
13th Election District - 1st Councilmanic
Legal Owner(s): William F. Kerchner

Variance to allow two recreational vehicles in lieu of the permitted one.

HEARING: MONDAY, JUNE 10, 1996 at 10:30 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: William F. Kerchner

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3393.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 5, 1996

Mr. William F. Kerchner
1005 St. Charles Avenue
Baltimore, MD 21229

RE: Item No.: 428
Case No.: 96-431-A
Petitioner: William Kerchner

Dear Mr. Kerchner:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 1, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: 6-4-96
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: May 13/1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 423 432
424 433
425 434
426 435
428 436
429
430
431

RBS:sp

BRUCE2/DEPRM/TXTSP

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management Date: May 20, 1996
FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management
SUBJECT: Zoning Advisory Committee Meeting
for May 30, 1996
Item Nos. 423, 425, 426, 428, 429,
430, 434, 436

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

20NE10

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4380

DATE: 05/16/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 13, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 423, 424, 425, 426, 428, 429, 430, 431, 432, 433, 435 AND 436.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 428 (CAN)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: May 9, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):
Item No. Nos. 423, 425, 426, 428, 431, 434, 435, and 436

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey M. Long*

Division Chief: *Sam L. Kern*

PK/JL

ITEM423/PZONE/ZAC1

PETITION PROBLEMS

#423 --- JRE

1. No telephone number for legal owner.
2. No hardship or practical difficulty on petition form.
3. Notary section is incomplete.

#426 --- JLL

1. Who signed for attorney? Need authorization for person signing for attorney.
2. No review information on bottom of petition form.
3. Need better description.

#428 --- CAM

1. No wording (just section number) on petition form for variance.
2. Address and telephone number for legal owner not in proper place on petition form.

#429 --- JLL

1. Only one legal owner signed petition form. Need other signatures or authorization for this person to sign for all.

#431 --- CAM

1. No review information on bottom of petition form.

#433 --- JRA

1. No wording or section number of petition form for variance.
2. Folder says zoning is "B.M. & M.R."; petition says zoning is "M.R." - which is correct??
3. Checks and receipt still in folder - never cashed.

#435 --- JJS

1. Need title of person signing for legal owner. Need authorization for person signing for legal owner.

5/7/96

Code Enforcement

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Larry E. Schmidt
Zoning Commissioner

DATE: May 10, 1996

FROM: James H. Thompson - DJP
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 428
PETITIONER: William F. Kerchner and Cynthia Y. Kerchner

VIOLATION CASE NO.: C-96-2305
CITATION NO.: 96-201

LOCATION OF VIOLATION: 1005 St. Charles Avenue
Baltimore, Maryland 21227
13th Election District

DEFENDANTS: William F. Kerchner and Kerchner
Tenants By Entireties
1005 St. Charles Avenue
Baltimore, Maryland 21227

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/DJP/hak

RE: PETITION FOR VARIANCE
1005 St. Charles Avenue, N/S St. Charles Avenue, 160' S of Cyl of East Drive
13th Election District, 1st Councilmanic

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

William F. Kerchner
Petitioner

CASE NO. 96-431-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

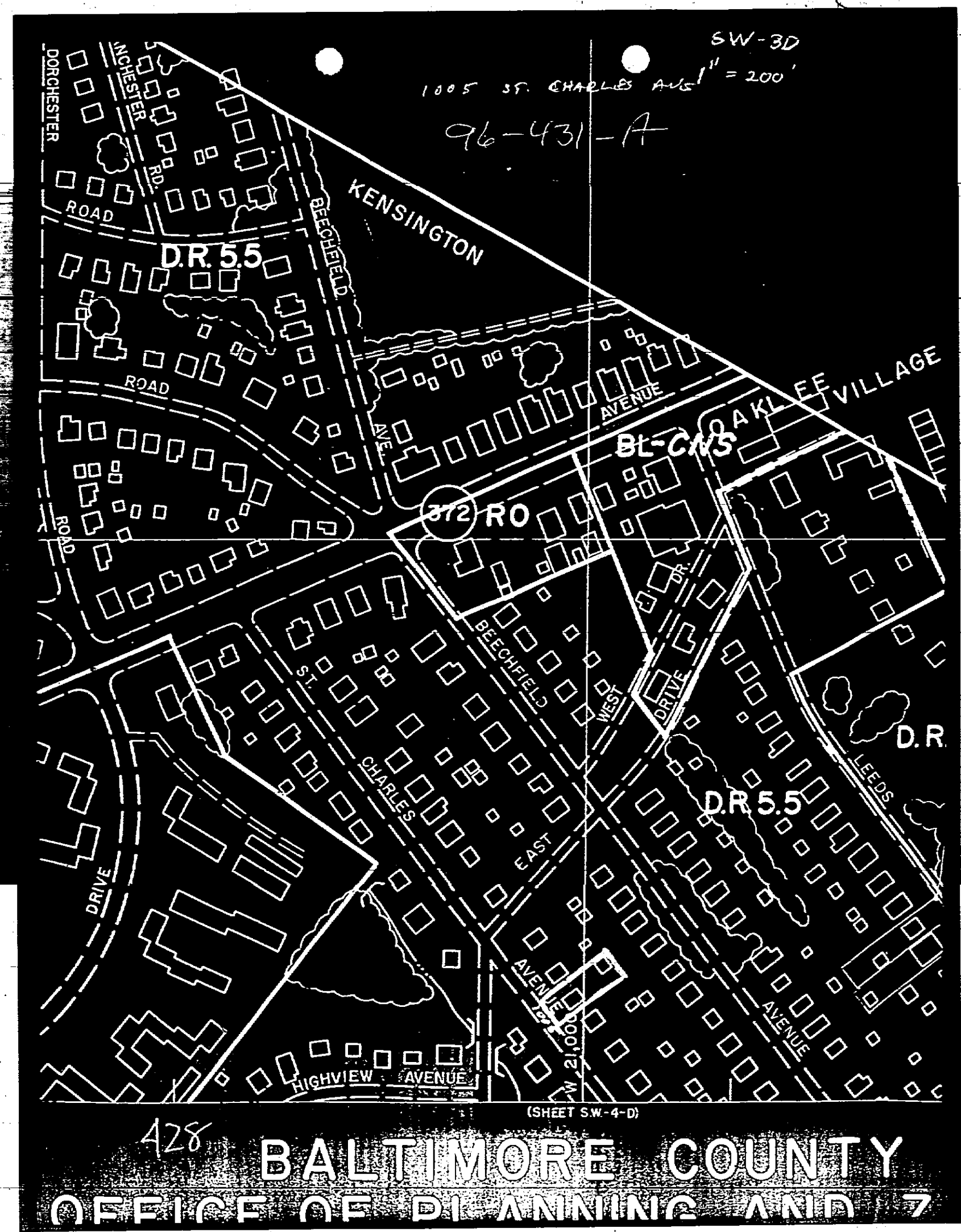
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel For Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to William F. Kerchner, 1005 St. Charles Avenue, Baltimore, MD 21229, Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 1005 ST. CHARLES AVE 21227 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: RIDGEWOOD

Plat Book: 7, folio 69, map 255

OWNER: WILLIAM F. & CYNTHIA Y. KERCHNER

96-431-A

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